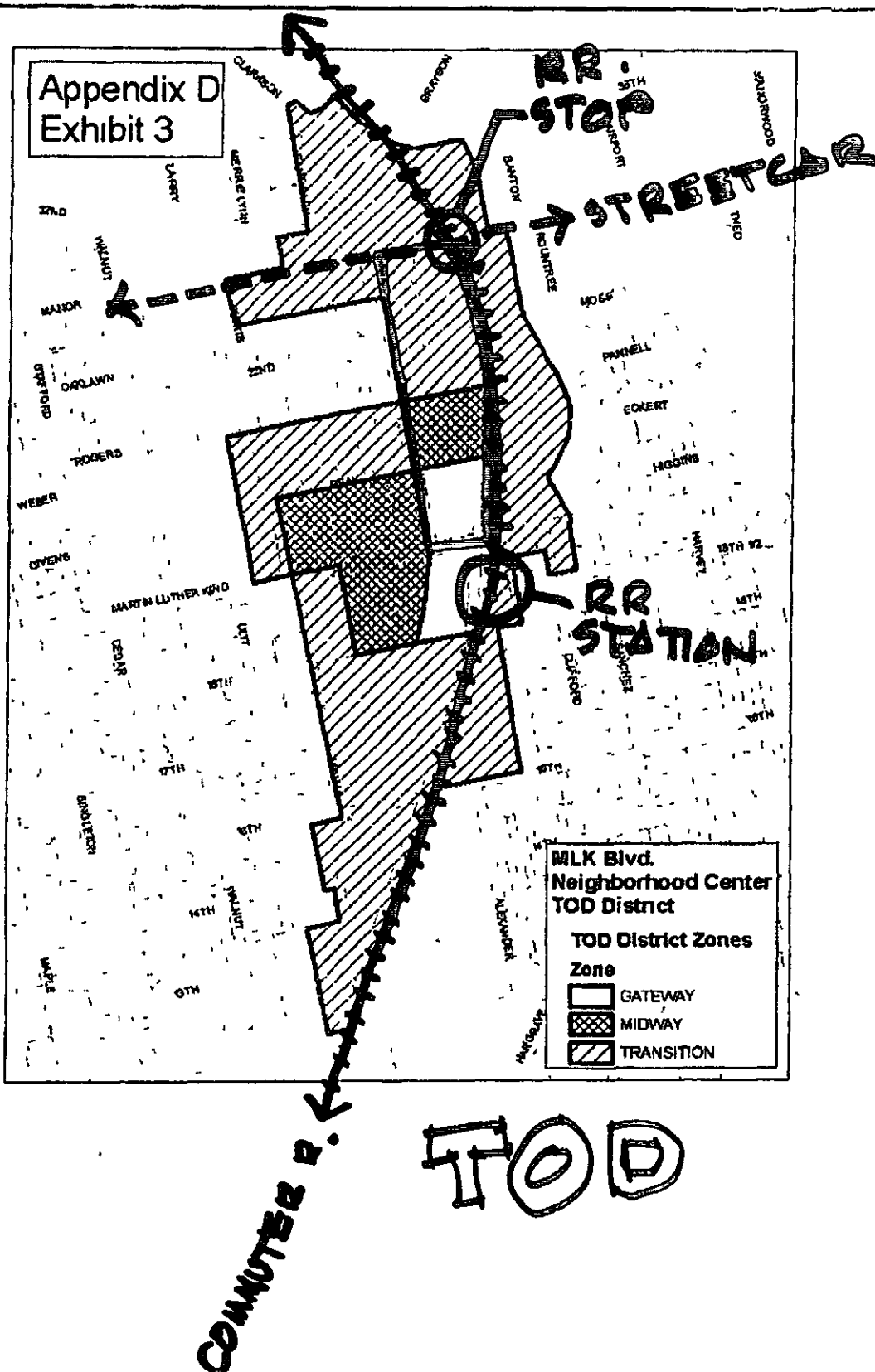


#68



(dua = dwelling units per acre)	Average density	Typical building height	Uses include .
Neighborhood center TOD	15-25 dua	1 to 6 stories	Small lot single-family, single-family with an accessory unit, townhomes, low-rise condominiums, apartments, neighborhood retail and office, and mixed use buildings
Town center TOD	25-50 dua	2 to 8 stories	Townhomes, low- and mid-rise condominiums, apartments, retail and office, and mixed use buildings
Regional center TOD	> 50 dua	3 to 10 stories	Mid-rise condominiums, apartments, major retail and office, and mixed use buildings
Downtown TOD	> 75 dua	6 stories or more	Mid- and high-rise condominiums, apartments, large retail and office, and mixed use buildings

(Density, building height and land use specifications are to provide guidance for station-area planning and are not prescriptive)

Each TOD district may be divided into distinct zones that establish the intensity or scale of development

- 1 **Gateway zone** – The area that immediately surrounds the station platform, where passengers enter or exit transit vehicles, typically 300-500 feet from the edge of the station platform.
 - a has the highest level of "transit integration" with streetscapes that connect the station platform with surrounding buildings that are oriented toward the station
 - b provides for good connections between the station platform and surrounding buildings
 - c provides ground floor pedestrian-oriented retail uses and employment or residential uses in the upper floors
 - d. has the highest density and building height in a TOD district
- 2 **Midway zone** – The area between a gateway zone and a transition zone
 - a is predominately residential but may also include retail and office uses
 - b has a variety of building types
 - c has density and building height lower than in a gateway zone but higher than in a transition zone
- 3 **Transition zone** – the area at the periphery of the TOD district
 - a is predominately residential but may also include retail and office uses
 - b development intensity is compatible with existing or future development outside of the TOD district
 - c has the lowest density and building height in a TOD district



EAST AUSTIN RAIL CORRIDOR/FEATHERLITE

LEGEND

- Study Area Boundary
- Pedestrian/Bike Trail
- Railroad
- 100 Year Floodplain (per CARCO)
- Mixed Use
- Retail
- Live Work
- Multi Family Residential

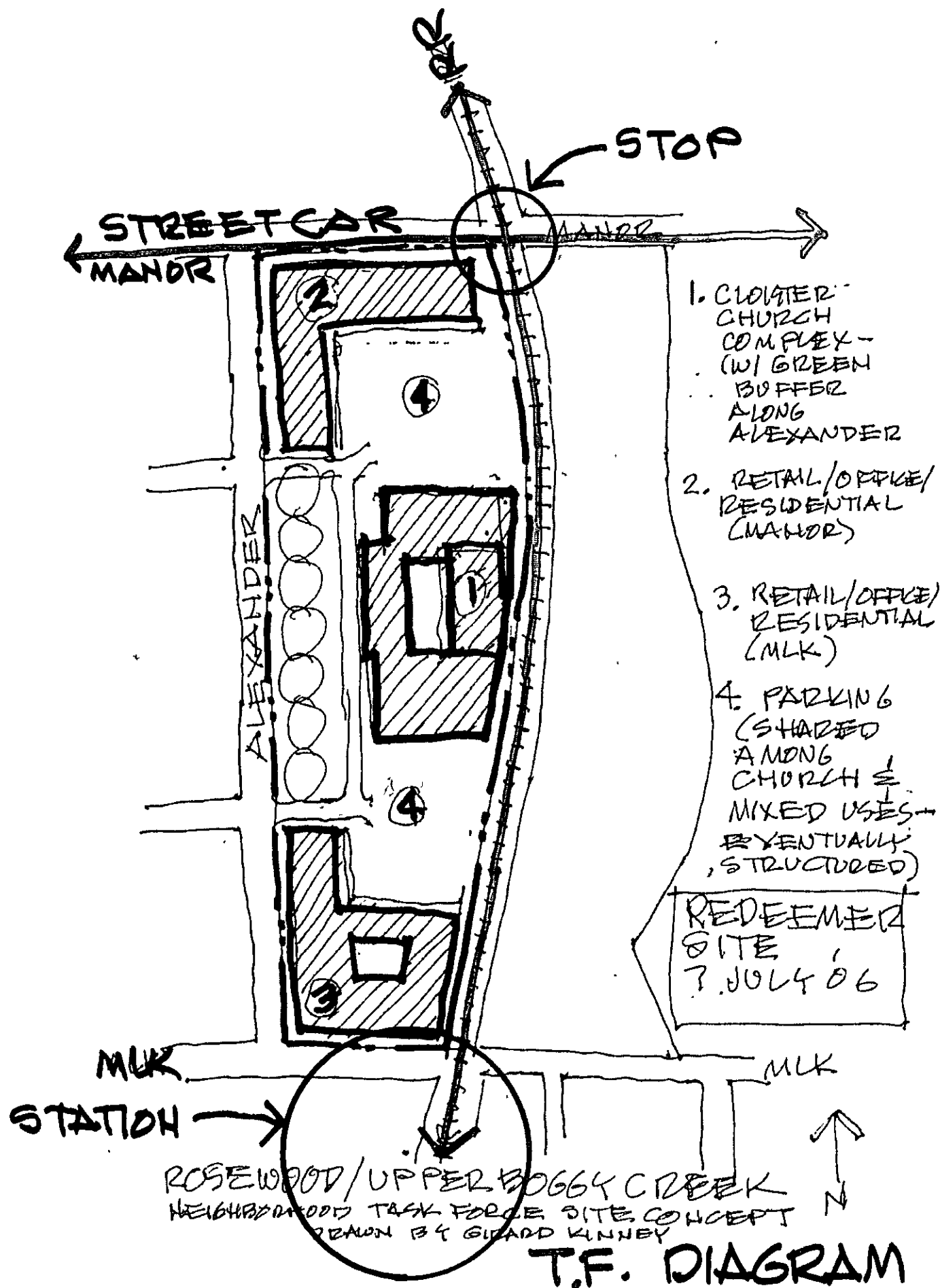
- Town Homes
- Single Family Residential
- Public and Civic
- Open Space

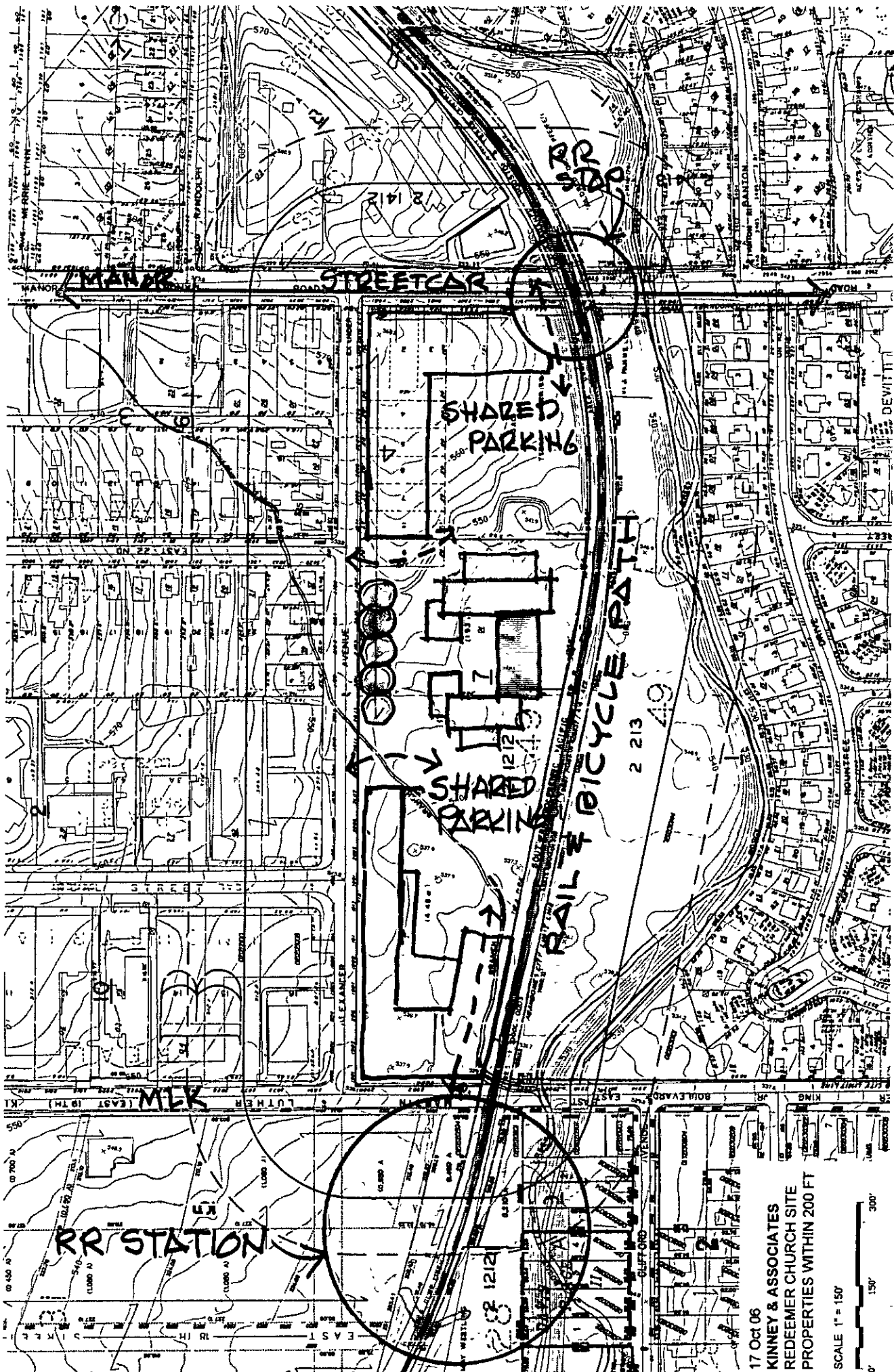
CONCEPT DESIGN

Austin, Texas
September 4, 2001



Galthorpe
Associates
URBAN DESIGNERS
PLANNERS
ARCHITECTS





17 Oct 06
KINNEY & ASSOCIATES
REDEEMER CHURCH SITE
PROPERTIES WITHIN 200 FT

SCALE 1" = 150'

